

West End Historic District LCI Implementation Phase A (Land Use)

Minutes

August 5, 2003

7:30-9:00 pm

West End Medical Center

LAND USE WORKSHOP #2

The meeting began at 7:35pm.

1. Introductions – Bill Dunkley, the project manager for this implementation phase, introduced himself and the other City personnel who were present.

2. Review of Last Week's Topics – Bill gave a review of the last meeting, and handed out items from the previous week.

3. Changes from last week – Bill handed out a revised map of the proposed future land use (FLU), and walked through the change that has been made to the map since the last meeting: One of the proposed areas to be changed to Low Density Commercial (LDC) was modified/corrected to include a parcel (located on Oglethorpe between Lee and Ashby) that has an existing future land use of High Density Commercial (HDC), and to exclude a parcel that already has a LDC designation.

C: It appears that there might have been some of the residential development that has already occurred on this parcel (the HDC parcel). R: We will investigate this, however, we still can agree that the land use should be changed from HDC, which is not appropriate to have right across from a Single Family Residential (SFR) area.

4. Discussion and Approval of Proposed Land Use Changes by Workshop Participants.

Bill explained how the City treats smaller properties within Mixed Use (MU) areas – that it has some discretion to consider the larger MU area when calculating the 20% minimum residential requirement.

C: Several of the land use changes are actually to the west of the study area itself, west of Peeples Street. R: We have the option of including or excluding these changes, as we see fit. There is no reason why we can't include them as part of this process.

C: The library seems to be indicated on the map at the wrong location. R: We will correct the library location so that it appears correctly at Oak and Peeples.

Q: The sites of St. Anthony's Church and West Hunter Baptist Church are designed to be changed to Office/Institutional (O/I). Why is this? R: The sites are currently designated LDC, and O/I is the more appropriate land use for them if we want to preserve these historic properties.

Q: The area at the tip of Rose Circle and Lee St is proposed to change to Neighborhood Commercial (NC/LDC). This parcel is oddly-shaped and is currently undeveloped. Can we make this parcel Open Space (OS) instead? R: Yes, if that is what the workshop participants would like to do.

Q: What is the green square shown along Murphy in the middle of the Adair Park 2? R: That is the desire of the plan to have a small park where the prospective pedestrian bridge from MARTA connects.

C: Representatives from Adair Park indicated that they voted in favor of the proposed land use changes, with the exception that they would like the areas along Murphy designated to be changed to Medium Density Residential (MDR) to actually be Mixed Use (MU), to allow some neighborhood commercial uses in that part of the neighborhood.

Q: Lawton Street is currently being treated as an artery, when it should be a collector street. Is there anything we can do to control traffic speed on this street? R: Yes, there are many different tools available to do this, and we should consider them in conjunction with any transportation projects on Lawton, however, there is nothing we can do through land use itself to alter this situation.

A motion was introduced to approve the proposed land use changes, dated August 5, 2003, with the following changes:

1. The slight modification of the LDC area as discussed located on Oglethorpe between Lee and Ashby Streets.
2. Change the proposed future land use from MDR to MU in the southern Adair Park area along Murphy between the railroad tracks and Lillian.
3. Change the proposed future land use for the triangular parcel located at the corner of Rose Circle and Lee Street from NC/LDC to OS (Open Space).

The motion was seconded and passed unanimously.

5. Next Steps – Bill reiterated the workshop schedule for the zoning workshops, and asked the workshop participants to attend.

The meeting adjourned at approximately 8:45pm.